

**MEETING OF
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

*Members of the public also have the option to join the meeting over Zoom
(See below for more details) **

6:30 p.m.

July 17, 2024

AGENDA (Revised on July 16, 2024)

*The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.*

I. ADMINISTRATIVE APPROVALS

1. 621 Islington Street, Units A, B, and C
2. 195 Washington Street
3. 126 State Street, Unit #2
4. 422 Islington Street

II. CERTIFICATE OF APPROVAL-EXTENSION REQUESTS

1. Petition of Port Harbor Land, LLC, owner, for property located at 2 Russell Street and 0 Deer Street (2 Lots), wherein permission is requested to allow a second one-year extension of the Certificate of Approval originally granted on August 10, 2022, to allow the new construction of (3) new freestanding structures (4-5-story mixed-use and office buildings) as per plans on file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 12, Map 118 as Lot 28, and Map 125 as Lot 21 and lies within Character District 5 (CD5), Downtown Overlay, and Historic Districts.

III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of Coventry LLC, owner, for property located at 111 State Street, wherein permission is requested to allow changes to a previously approved design (reconfigure rear gable ends to include a recessed porch and dormer, add new windows, change rear center gable siding, and changes to the front entrance doors) to as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 20 and lies within the Character District 4 (CD4) and Historic Districts.

B. **REQUEST TO POSTPONE-** Petition of, Maximilian Kolbe Hochschwender, owner, for property located at 44 Rogers Street, wherein permission is requested to allow exterior renovations to an existing structure (remove the existing chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 45 and lies within the Mixed Research Office (MRO) and Historic Districts.

C. **REQUEST TO POSTPONE-** Petition of Emily Niehaus and Bernard T. Roesler, owners, for property located at 44 Gardner Street, wherein permission is requested to allow exterior renovations to an existing structure (replace all existing windows, siding, window casings and corner boards) and the installation of mechanical equipment (HVAC condenser and venting for the kitchen and bathrooms) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 42 and lies within the General Residence B (GRB) and Historic Districts.

IV. WORK SESSIONS (OLD BUSINESS)

1. **REQUEST TO POSTPONE-** Work Session requested by Kevin Shitan Zeng Revocable Trust of 2017, owner, for property located at 377 Maplewood Avenue, wherein permission is requested to allow the demolition of the rear structure on the lot and the new construction of a detached accessory dwelling unit as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 22 and lies within the General Residence A (GRA) and Historic Districts.

2. **REQUEST TO POSTPONE-** Work Session requested by Jeffrey Daniel Berlin, owner, for property located at 38 State Street, Unit #4, wherein permission is requested to allow renovations to an existing structure (new roofing, roof deck, and windows) and new construction to an existing structure (construct new penthouse addition to access roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 10-4 and lies within the Character District 4 (CD4) and Historic Districts.

3. Work Session requested by 96 State Street, LLC, owner, for property located at 96 State Street, wherein permission is requested to allow new construction to an existing structure (construct a 2-story addition at the rear corner of the structure facing Atkinson Street and construct a 2-story addition facing State Street) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 52 and lies within the Character District 4 (CD4) and Historic Districts.

V. ADJOURMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_dgLhyJH_QoeS2EVoQkFTQA